

Food, Land Use and Climate Change



City of San Diego
Environmental and
Economic Sustainability
Task Force

February 2, 2011

Trends and Context



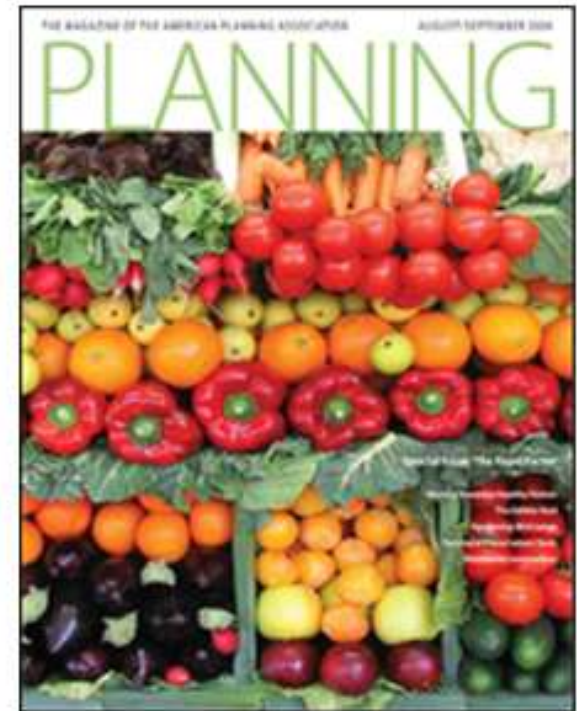
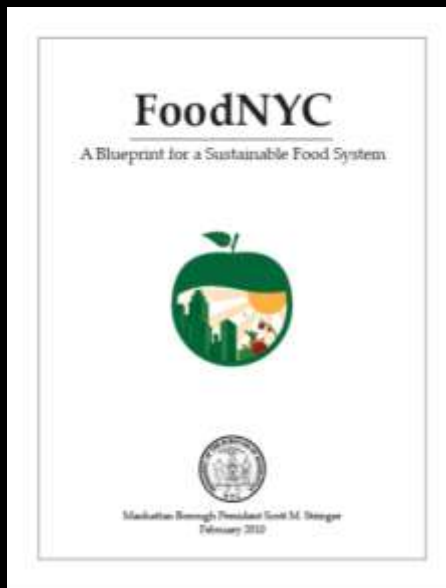
Bees in the City? New York May Let the Hives Come Out of Hiding



Michelle V. Agins/The New York Times

"danger of honeybees," said Andrew Côté, of the New York City

man.



2010 Year of Urban Agriculture in Seattle



Seattle declares 2010 the year of urban agriculture
http://www.seattle.gov/urbanagriculture/

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2010: The Year of Urban Agriculture

2010: The Year of Urban Agriculture
Promoting community agriculture efforts and increased access to locally grown food

On April 29th, 2010 Determination of N changes to remove proposed legislative add and/or clarify terms; expand opp and urban farms in

2010: The Year of Urban Agriculture
Calendar of Events

Client Assistance Memo **244**

Seattle Permits
— part of a multi-departmental City of Seattle series on getting a permit

Urban Agriculture

November 17, 2010

WHAT IS URBAN AGRICULTURE?

Urban agriculture can be loosely defined as growing plants and raising animals within and around cities. In August 2010, the Seattle City Council voted to expand opportunities for urban agriculture in the City of Seattle. These code changes help create a more sustainable and secure local food system by increasing opportunities to grow and sell food in all zones.

Seattle's Land Use Code recognizes five different urban agriculture uses: Animal Husbandry, Aquaculture, Community Gardens, Horticulture and Urban Farms.

1. ANIMAL HUSBANDRY

Animal Husbandry is a use where animals are reared or kept in order to sell the animals or their products, such as meat, fur or eggs, but does not include pet daycare centers or animal shelters and kennels.

Residential Zones: Not permitted, except through specific regulations related to the keeping of small animals and domestic fowl.

Commercial Zones: In NC1, 2, 3, C1 zones, permitted as an accessory use. Can be a primary use in C2 zone.

Industrial Zones: Not permitted.

Keeping of Animals

In addition to animal husbandry regulations, the City has specific regulations for the keeping of small animals, which is not considered animal husbandry. The keeping of small animals, farm animals, domestic fowl, and bees is permitted outright in all zones as an accessory use to any principal use permitted outright or to a permitted conditional use subject to the standards of Section 23.42.052. Small animals, domestic fowl, farm animals and bees have specific regulations as follows:

Small Animals

Up to three small animals are allowed (cats, dogs, rabbits, goats, etc.), accessory to each dwelling unit or business establishment. On lots of 20,000 sq. ft. or more, up to four small animals are allowed. One additional small animal is permitted for each 5,000 sq. ft. of lot area in excess of 20,000 sq. ft.

- In no case is more than one miniature potbelly pig allowed. Miniature potbelly pigs may be no greater than 22 inches in height at the shoulder or more than 150 pounds.
- Goats may be kept if they are Miniature, Dwarf or Pygmy. Goats must be dehorned, and male goats must be neutered.

Domestic Fowl

Up to eight domestic fowl may be kept on any lot in addition to the small animals allowed. On lots greater than 10,000 sq. ft. that include either a community garden or an urban farm, one additional fowl is permitted for every 1,000 sq. ft. of lot area over 10,000 sq. ft. in community garden or urban farm use.

- Roosters are not permitted.
- Structures housing domestic fowl must be located at least 10 feet away from any residential structure on an adjacent lot.

Farm Animals

Farm Animals: Cows, horses, sheep and other similar farm animals are permitted only on lots at least 20,000 sq. ft. On these lots, one farm animal for every 10,000 sq. ft. of lot area is permitted. Farm animals and structures housing them must be 50 feet from any other lot in a residential zone.

- In Single-Family zones, commercially operating horse farms in existence before July 1, 2000 on lots greater than 10 acres are considered a permitted use.



City of Seattle
Department of Planning & Development

www.seattle.gov/dpd

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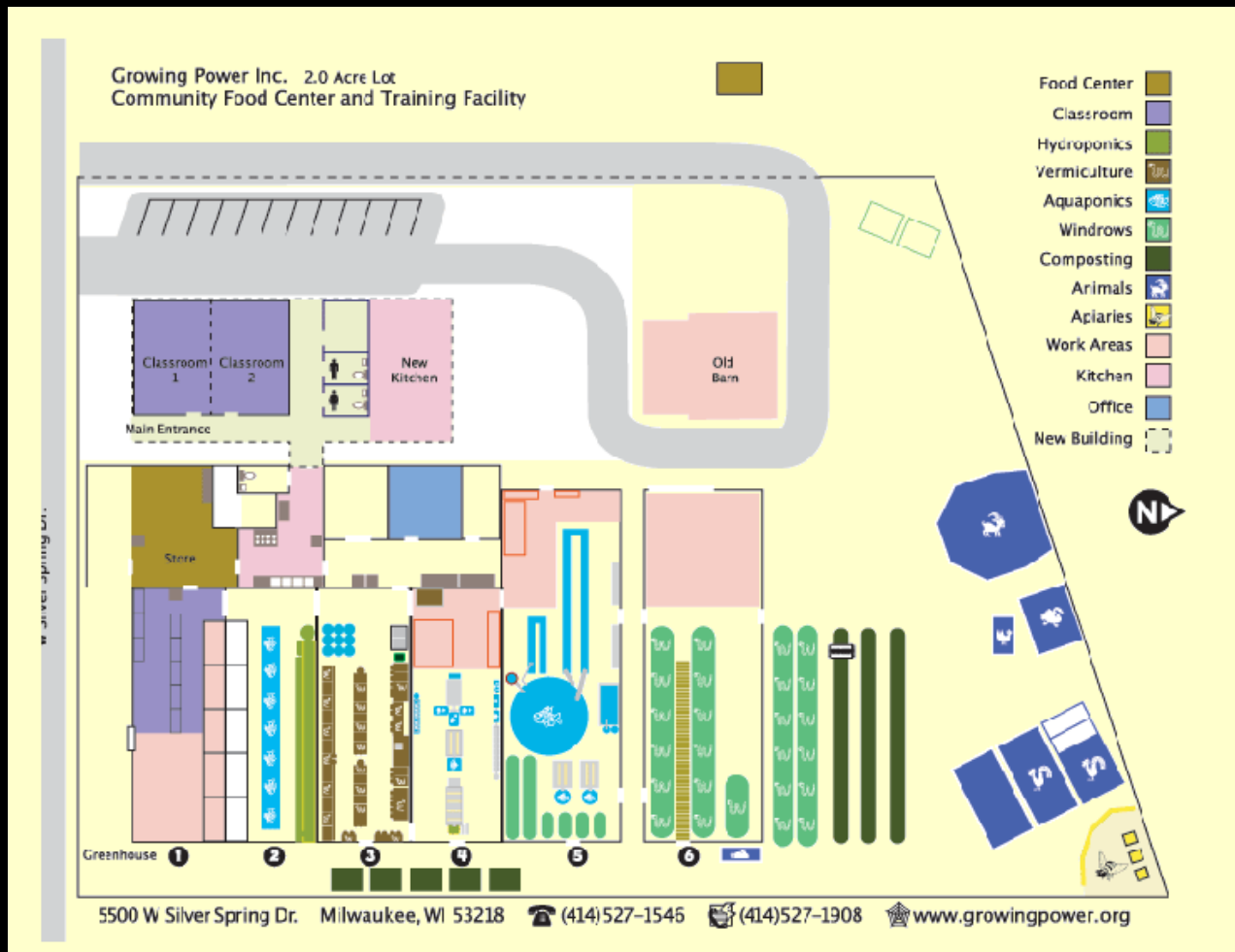
Growing Power in Milwaukee



Growing Power in Milwaukee



Growing Power in Milwaukee



“In a space no larger than a small supermarket live some 20,000 plants and vegetables, thousands of fish, and a livestock inventory of chickens, goats, ducks, rabbits, and bees.” – Growing Power website

San Diego Foodshed Assessment (2010)

- 109-page up-to-date analysis of the San Diego food system
- Gail Feenstra, Ed.D, Agricultural Sustainability Institute (ASI), UC Davis
- Largest number of certified organic producers in the nation (314!)
- 27 farmers' markets in 2003 to 47 in 2010
- Half of all US farmers are retiring within the next 10 years. The average farmer is 57 years old in the U.S. In San Diego, 60 years.

Assessing the San Diego County Food System:

Indicators for a More Food Secure Future

December 2010



UC DAVIS
AGRICULTURAL SUSTAINABILITY INSTITUTE



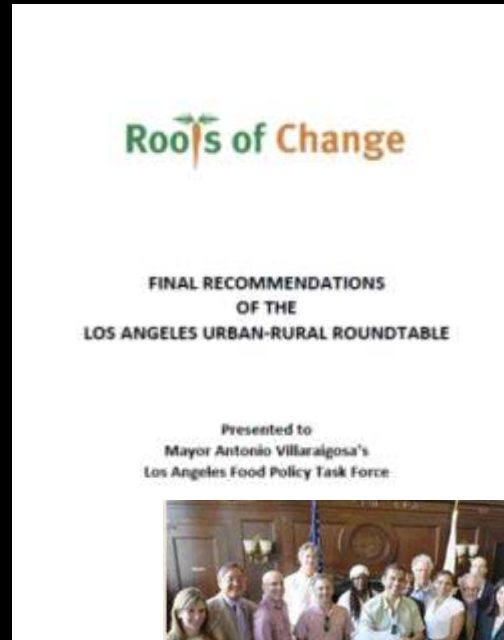
California's Next Urban Rural Roundtable: *San Diego!*

San Francisco 2009



-> Mayor Newsom's
*Executive Directive
on Healthy and
Sustainable Food*

Los Angeles 2010



-> LA Food Policy
Task Force

San Diego
2011!



Refugee- Centered Food Security



Community-Centered Food **SYSTEM**



New Roots Community Farm





1,000 pounds of fresh produce harvest per week during 2011 summer growing season = an average of \$200 savings a month per household



San Diego's First EBT-Accessible Farmers' Market



new
ROOTS

COMMUNITY FARM
CITY HEIGHTS

Refugee Entrepreneurial Agriculture Program (REAP)



City Heights Urban Fish Farm



Fairmount Avenue and University Avenue

Food for Thought...

**Urban Agriculture
and Climate Change**

Methane Reduction

Decomposition of food and other organic waste materials in landfills is an anaerobic process and produces methane, a GHG 21 times more potent than carbon dioxide.



Composting food waste is aerobic and produces no methane and much less carbon dioxide.

Food Miles

- the American meal travels on average 1,500 miles before it gets to the diner's plate

- up to 20 percent of the country's fossil fuel consumption goes into the food chain

(UN Food and Agricultural Organization)

- the average developed world diet uses 1,600 liters of fossil fuels each year

(Organic Consumers Association OCA)

To feed an average family of four in the developed world uses up the equivalent of 930 gallons of gasoline a year

1,070 gallons that same family would use up each year to power cars.

However, only 256 of those liters come from transporting the food.

496 liters goes into the chemical fertilizers used during the food growing stage, representing well over one third of the food chain's entire fossil fuel consumption.

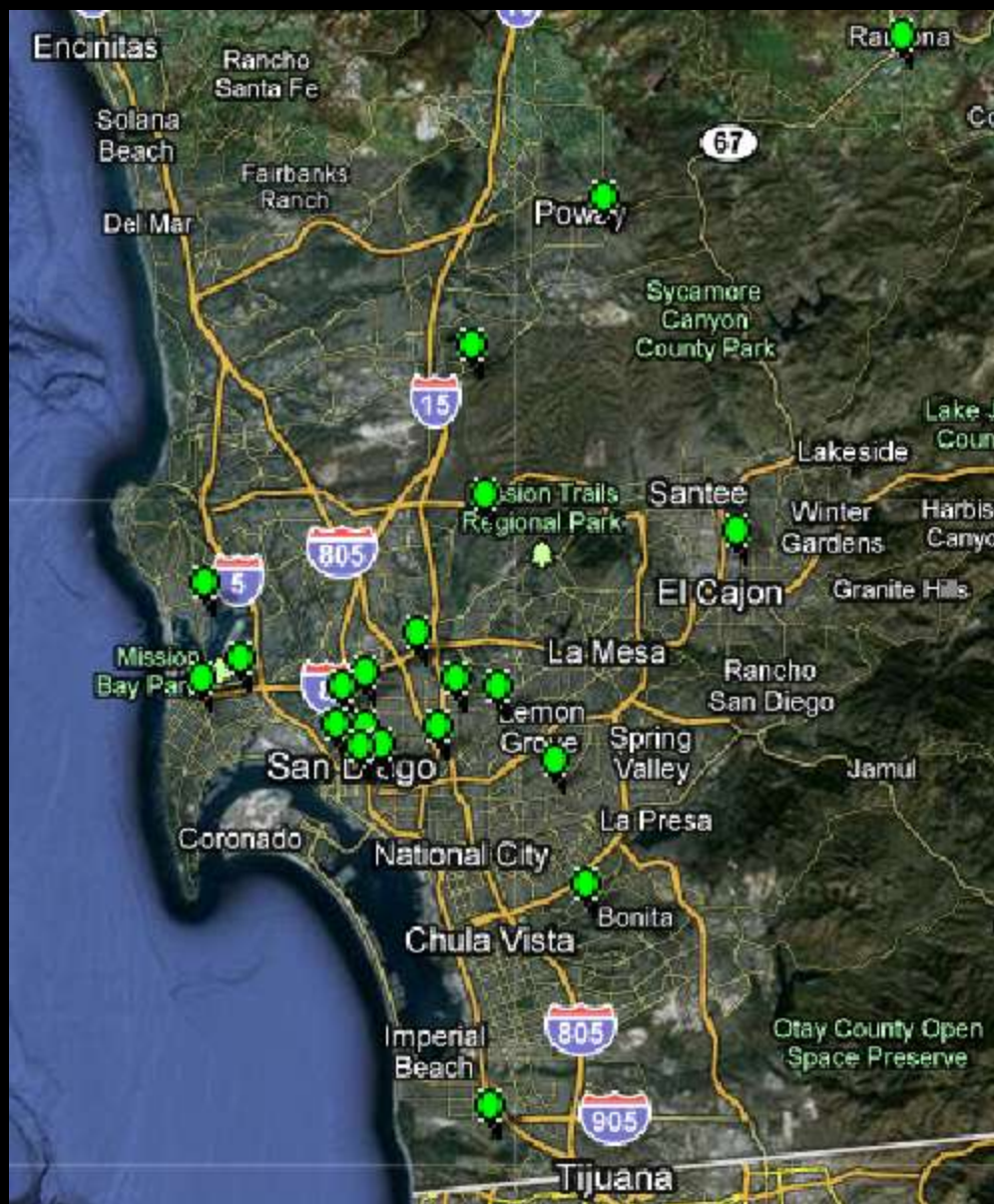
<http://edition.cnn.com/2008/WORLD/asiapcf/03/16/eco.food.miles/>

Other Climate Change Impacts/Benefits

- Reducing urban heat island effect
- Increasing permeable urban areas and reducing stormwater run-off impact/ reducing flooding impacts

Current Barriers

Community Gardens in San Diego



- San Diego = **20+** of community gardens
- NYC: **600** gardens (City-run Green Thumb program)
- Chicago: hosts more than **600** community gardens through both public and private endeavors
- Los Angeles: allows **agriculture, including community gardens, by right in all zones**

Zoning for Community Gardens

IRC's New Roots community garden permitting process

- 9 months for permit approval
- 16 months total approval process
- \$19,096.07 in permitting costs
- over \$46,000 in total approval costs

IRC's recommendations for Community Gardens:

- By right in all land use categories (except industrial)
- Need lands adjacent to resident and
- Need available lands
- Consider open space areas adjacent to canyons

1 in 10 Coalition: *1 in 10 households will grow or purchase food within 100 miles of San Diego*

1. Community Garden Permit Process
2. Prioritizing Water for Food Production
3. Backyard Growers at Farmers Market
4. Graywater Systems/Reclamation Systems
5. Green Carts
6. Food Waste Composting & Green Waste Recycling Program
7. City Chicken Permitting
8. Urban Beekeeping
9. Food stamp benefits (EBT) acceptance at farmers' markets

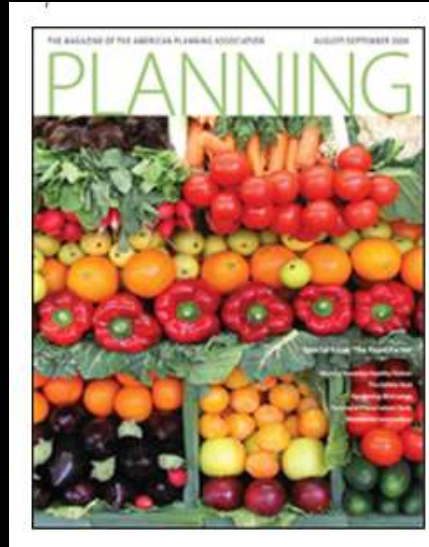
City Collaborations

County of San Diego

- Easier Certified Producers Certificate process for tenants (County)
- Easier zoning for farmers' markets (Kaiser in SD)

Private/Non-Profit Developers

- Affordable commercial kitchens



Food, Land Use and Climate Change



TBD

February 2, 2011

Resources for Community Gardens

Financial

- Public funding for health, agriculture and community (\$30 million from USDA alone)
- Private funding

Volunteer Technical Assistance

- San Diego Community Garden Network: umbrella insurance and 501(c)(3) support
- San Diego Victory Gardens and Master Gardeners' Association
- Regional Garden Education Center (CPPW stimulus)

Planning Resources for Community Gardens

1. PLAN: Planning a Healthy, Sustainable Food System

<http://www.planning.org/nationalcenters/health/pdf/apapchfoodsystemplanning.pdf>

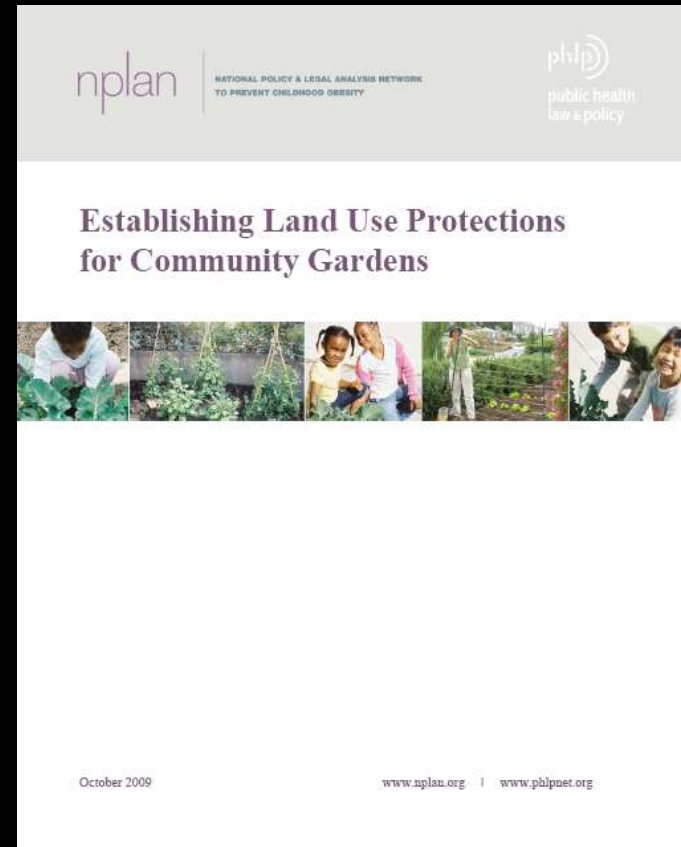
2. <http://www.seattle.gov/urbanagriculture/>

3. <http://www.nplanonline.org/nplan/community-gardens>

4. New York's Food Policy Framework

<http://www.urbanfarmhub.org/wp-content/uploads/2010/02/foodnyc.pdf>

5. Much more...





New Roots Community Garden Permitting Costs

- Direct Fees charged by the City:
- Site Plan Development: \$8,900.00
- Technical Reports: \$9,000.00
- Permit and CEQA Fee: \$650.00
- 500 hours IRC staff time: \$8,500.00

TOTAL: \$46,405.03

New Roots Community Garden Permitting Process

April 2007: Request made for an unused parcel of land

November 29, 2007: Apply for the Neighborhood Use Permit (NUP)

January 14, 2008: The initial review by Development Services

January 25, 2008: A conflict resolution meeting held

April 15, 2008: resubmittal made to DSD

May 27, 2008: New significant issues regarding the MHPA boundary

August 20, 2008: Hearing date

Total Time from First Submission to Permit granted: **9 months**

Average Correspondence with the City: **once a week**

Hours billed for by the City: **155.3 hours**

Current Regulatory Environment

- Recreation and Conservation Elements of the general plan have language encouraging creation of community gardens.
- In the LDC, they are a separately regulated agricultural use (§141.0203).
- Limited Use: Agricultural zones and Open Space Floodplain
- Neighborhood Use Permit: all residential, some industrial and open space zones.
- Prohibited: All commercial, some industrial and open space zones.